

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 373 HIGH DESERT ROAD

SQ. FT. OF PROPOSED BLDGS/ADDITION 3709

TAX SCHEDULE NO. 2945-202-54-002

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION REDLANDS MESA

TOTAL SQ. FT. OF EXISTING & PROPOSED 3709

FILING 1 BLK 2 LOT 2

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER MICHAEL & DEBORAH SOMMA

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 448 WHITE TAIL LANE

USE OF EXISTING BUILDINGS —

(1) TELEPHONE 241-6989

DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE

(2) APPLICANT STEVE JOSEPHS

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. BOX 1267

(2) TELEPHONE 201-4463

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 7' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS A TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature]

Date 6-7-04 Expires 6/15/05

Department Approval [Signature]

Date 6/15/04

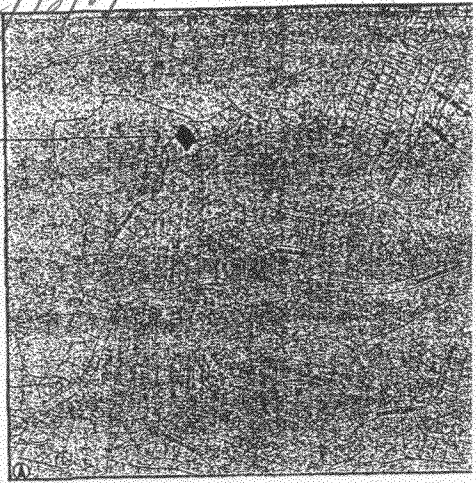
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>17322</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/15/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

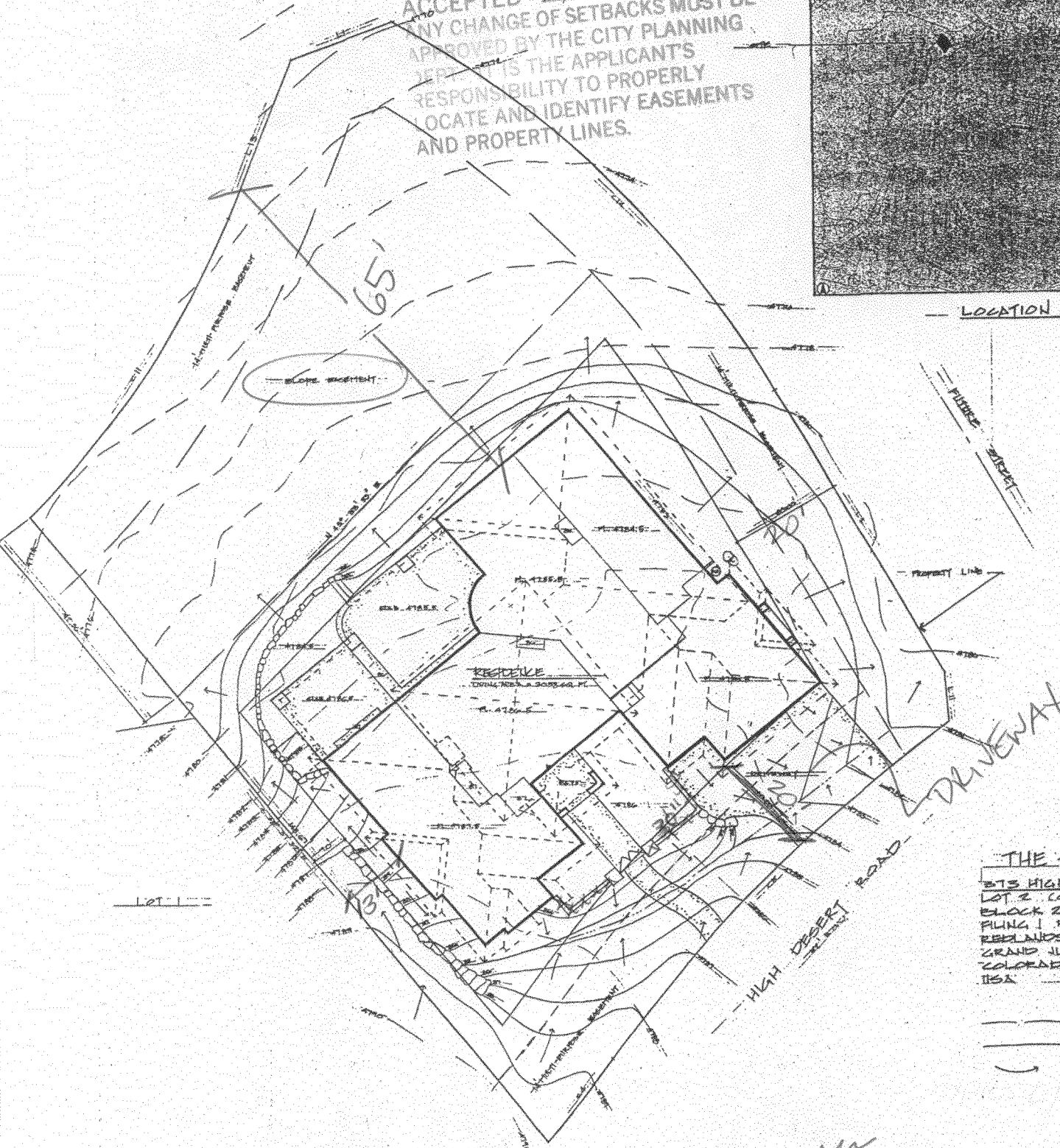
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

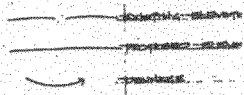
Alshi Magon 6/15/04



LOCATION



THE DESERT
 875 HIGH DESERT
 LOT 2 (CONT. ACRES)
 BLOCK 2
 PLUNG 1 REFLAT
 REBLANDS MESA
 GRAND JUNCTION
 COLORADO
 815A



S I T E P L A N

6/17/04